

**EASTON PLANNING & ZONING COMMISSION REGULAR MEETING, (IN-PERSON & VIA ZOOM) AGENDA**  
**CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT**  
**MONDAY, DECEMBER 12, 2022 AT 7:00PM**

Join Zoom Meeting  
<https://us02web.zoom.us/j/82785158656>  
Meeting ID: 827 8515 8656  
Passcode: 06612  
Dial in: +1 646 558 8656

**Call to Order**

- |  |  |
|--|--|
| <input type="checkbox"/> Chairman – Raymond Martin     | <input type="checkbox"/> Alternate Member – Jay Habansky           |
| <input type="checkbox"/> Vice Chairman – Robert Maquat | <input type="checkbox"/> Alternate Member – Raymond Ganim          |
| <input type="checkbox"/> Secretary – Ross Ogden        | <input type="checkbox"/> Alternate Member – Lou DiPietro           |
| <input type="checkbox"/> Member – Alison Sternberg     | <input type="checkbox"/> Land Use Director – Justin Giorlando      |
| <input type="checkbox"/> Member – John Foley           | <input type="checkbox"/> Zoning Enforcement Officer – Mark DeLieto |
|  | <input type="checkbox"/> P&Z Assistant – Karen Velky               |

**Public Hearing – 7:00 pm**

**SP-22-03, Special Permit Application: Major Home-Based Business, 1080 Black Rock Turnpike, Submitted by Cleber Ramos.** The applicant is seeking special permit approval for a Major Home-Based Business (Section 3350.6) and Commercial Vehicle Storage (Section 3310.4) of the Easton Zoning Regulations.

- Public comment may be made.

**New Business**

- Discussion / Possible Action (*Public Hearing must be Closed*) – SP-22-03, Special Permit Application: Major Home-Based Business, 1080 Black Rock Turnpike, Submitted by Cleber Ramos.

**Zoning Enforcement Report (Mark DeLieto)**

Zoning Enforcement Updates

**Review and Approval of Minutes**

Minutes of Easton Planning and Zoning Commission Meeting 11/14/2022

**Unfinished Business**

- Discussion / Possible Action – Subdivision Regulations – PWD Comments
- Discussion / Possible Action – Affordable Housing

**Announcements/Correspondence**

- Fee ordinance effective



INSTR # M2022000780  
DATE FILED 12/07/2022 03:01:36 PM  
DEBORAH SZEKEDI  
TOWN CLERK EASTON CT